

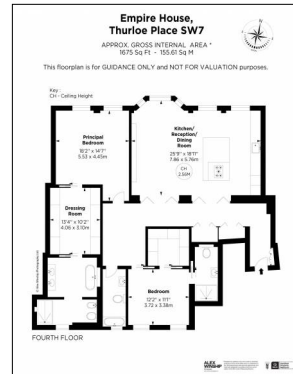
**EMPIRE HOUSE, THURLOE PLACE  
KNIGHTSBRIDGE, LONDON SW7**



An exquisitely refurbished and extensively remodelled apartment, with comfort cooling, on the 4th floor (with lift) of a sought-after block with a 24 hour porter. There is a generous open plan reception room and kitchen with beautiful herringbone wood floors. The kitchen is bespoke, from Day True, with a Calcatta gold silk worktop and offers excellent built in storage. There is a fantastic master bedroom suite, extending to the entire length of the apartment with a generous dressing room with Poliform units. The en suite bathroom offers a large shower and a free standing Lyon Bateau bath as well as underfloor heating. The second double bedroom also has a dressing room and an en suite shower room with underfloor heating, The apartment is completed by a guest cloakroom. Empire House wonderfully is situated moments from Harrods and all that Knightsbridge has to offer.

RECEPTION ROOM  
KITCHEN  
2 BEDROOMS  
BATHROOM  
SHOWER ROOM  
CLOAK ROOM  
PURPOSE BUILT  
NEWLY REFURBISHED  
24 HOUR PORTER  
ENTRANCE HALL  
WOODEN FLOORS

**£3,350,000 SUBJECT TO CONTRACT**



**Misrepresentation Act 1967**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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# Empire House, Thurloe Place SW7



APPROX. GROSS INTERNAL AREA \*  
1675 Sq Ft - 155.61 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



FOURTH FLOOR

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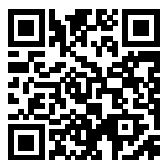
\* Floorplan for guidance only, not for scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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## **Sales Terms**

**Tenure: Leasehold**

**Lease Length: 119 years**

**Price: £3,350,000 Subject to Contract**

**Service Charge: T.B.C.**

**Ground Rent: T.B.C.**

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